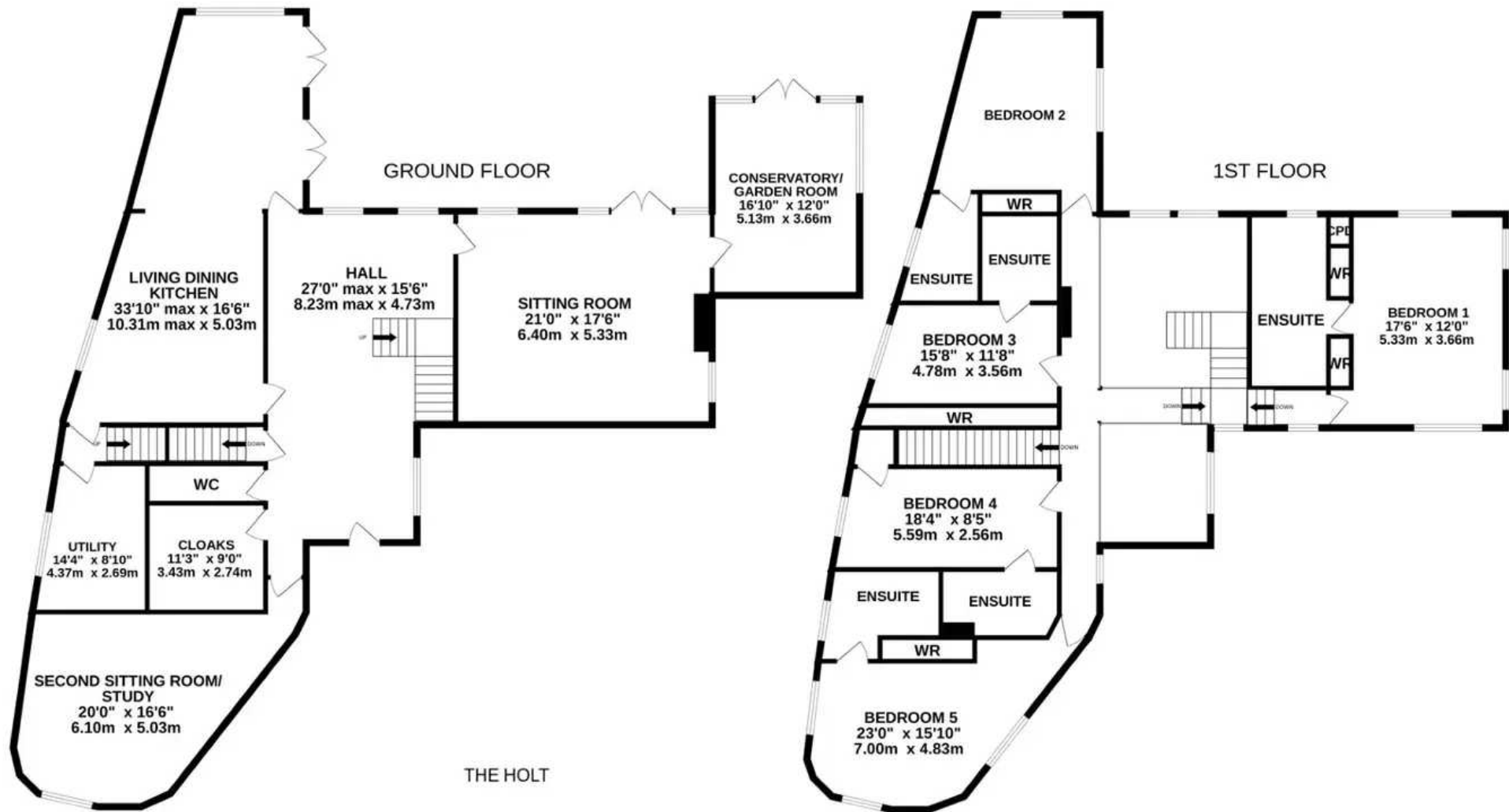




The Holt, Briestfield Road, Briestfield

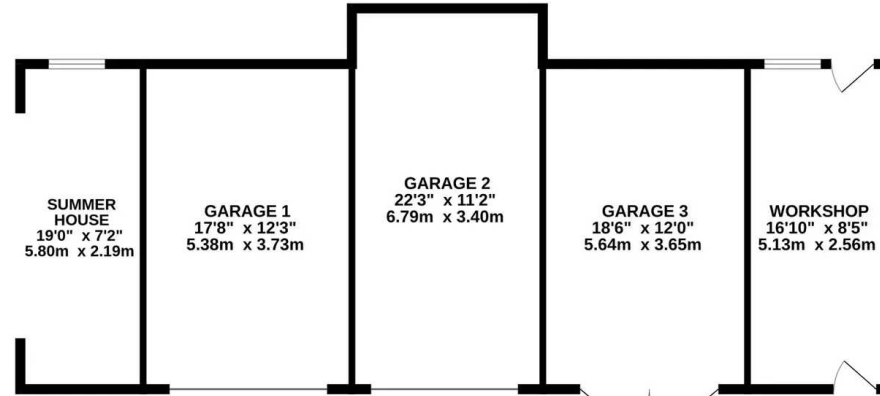
Dewsbury

Offers in Region of **£1,650,000**

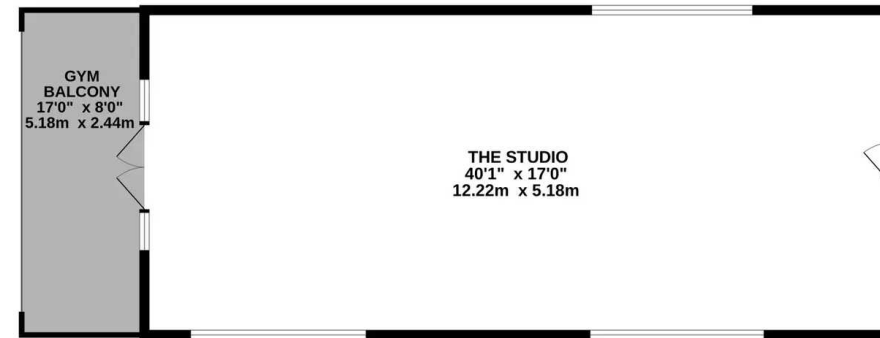


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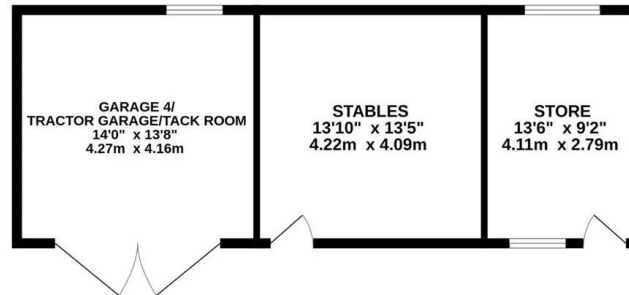
BARN
GROUND FLOOR



BARN
1ST FLOOR



OUTBUILDINGS



THE HOLT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Holt Bristfield Road

Bristfield, Dewsbury

IN A BEAUTIFUL LOCATION, WITH STUNNING RURAL VIEWS, SITS THE PROPERTY, THE HOLT, WHICH WAS PAINSTAKINGLY TAKEN DOWN AND RE BUILT TO A VERY HIGH STANDARD APPROXIMATELY TWENTY YEARS AGO. HAVING A HUGE AMOUNT OF ACCOMMODATION (APPROX 3,025 SQFT), SUPERB OUTBUILDINGS (APPROX 2,207 SQFT) AND ALL SITS IN A PRIVATE LOCATION WITH GARDENS AND GROUNDS AMOUNTING TO APPROXIMATELY TWO AND A HALF ACRES. THE FIVE BEDROOMED ACCOMMODATION ALL WITH ENSUITES, OFF A FABULOUS CENTRAL GALLERIED, DOUBLE HEIGHT HALLWAY, MUST BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD. THIS HOME HAS NOT ONLY THE COSMETICS IN FINE ORDER BUT ALSO THE INFRASTRUCTURE. WITH A LONG DRIVEWAY, A RANGE OF OUTBUILDINGS INCLUDING STABLES, BARN WITH INTEGRAL TRIPLE GARAGING AND WORKSHOP, HUGE STUDIO ROOM ABOVE (40'1" x 17'0") WITH BALCONY ENJOYING THE VIEW, SUMMER HOUSE AND FABULOUS GARDENS WITH FORMER TENNIS COURT AND SMALL PADDOCK AREAS AND PONDS. IN BRIEF, THE BEAUTIFUL HOME BRIEFLY COMPRISES: STUNNING HALLWAY WITH FIREPLACE, DOUBLE HEIGHT WINDOW ENJOYING THE VIEWS, OAK STAIRCASE AND OAK PANNELLING, SITTING ROOM, GARDEN ROOM, IMPRESSIVE DINING LIVING KITCHEN WITH GLAZED DOORS TO GARDENS, UTILITY ROOM, BOOT ROOM, W.C., SECOND SITTING ROOM/STUDY, FIVE DOUBLE BEDROOMS ALL WITH LUXURY ENSUITES, SUPERB VILLAGE/RURAL LOCATION AND YET IN A HIGHLY COMMUTABLE POSITION.



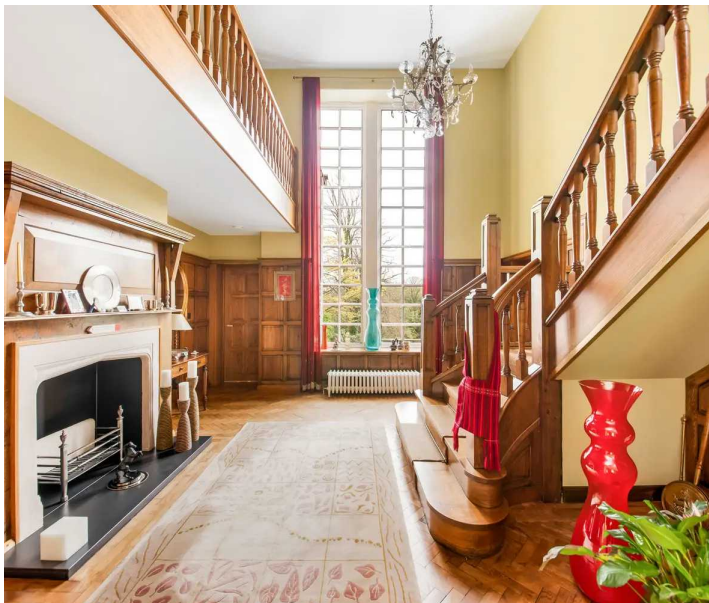




ENTRANCE

27' 0" x 15' 6" (8.23m x 4.73m)

Beautiful oak door with attractive door furniture gives access through to the fabulous double height and galleried entrance hallway. This stunning space really does set the scene for the taste of the high quality and spaciousness of this fabulous family home. The double height ceiling is complimented by very tall windows which give a stunning view out over the gardens. There is a further window overlooking the courtyard, the hallway has a beautiful oak parquet flooring with attractive steps, oak timber panelling, central area with a delightful period fireplace with an open fire grate and raised hearth. The staircase is truly delightful, true to the period, it is a fabulous feature, this together with the galleried first floor landing with its connecting bridge, chandelier point, inset spotlighting and views out over the gardens, it must be seen to be fully appreciated. There is a doorway which leads through to the sitting room.



SITTING ROOM

21' 0" x 17' 6" (6.40m x 5.33m)

An impressive good sized room with windows to three sides, twin glazed doors giving direct access out to the stone flagged terrace and lovely gardens beyond, beams exposed to the ceiling, tasteful décor, highly carved fire surround, attractive fireplace with raised hearth and all home for a gas coal burning effect cast iron stove with glazed door. Timber and glazed door leads through to the conservatory/garden room.





CONSERVATORY/GARDEN ROOM

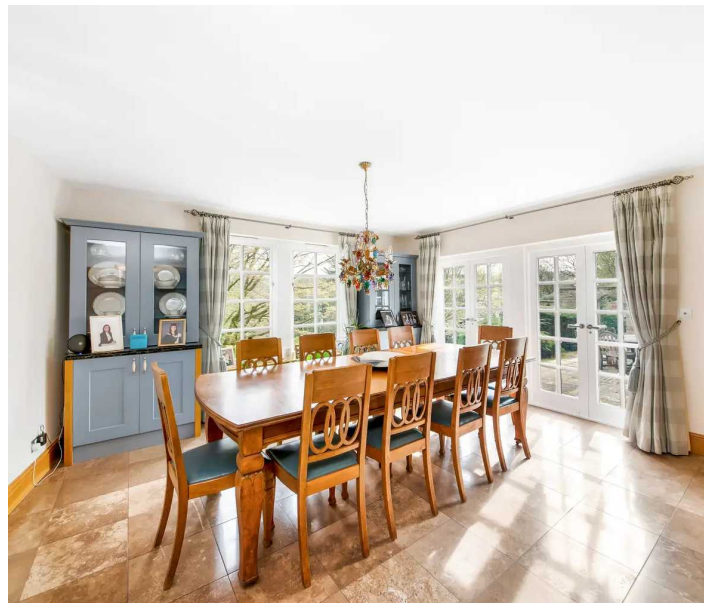
16' 10" x 12' 0" (5.13m x 3.66m)

Perhaps best demonstrated by the photographs and floor layout plan, being of a particularly good size. It is glazed giving a stunning view out over the property's gardens and ground with mature shrubbery and trees and the delightful pond in the distance. It has a delightful, glazed roof and is positioned in a particularly sunny location. Two doors give access to the garden terrace and a door across the hall, into the highly impressive dining living kitchen.

DINING LIVING KITCHEN

33' 10" x 16' 6" (10.31m x 5.03m)

The truly amazing dining living kitchen once again, perhaps it can only be fully appreciated by being viewed. It has twin windows giving a lovely view out to the side, large windows giving a view out over the gardens, and two sets of twin glazed doors giving direct access out to the stone flagged patio/terrace and gardens beyond. With high quality flooring, the dining area is fitted with a period style central heating radiator and chandelier point, the kitchen area has a large breakfast bar with seating for approximately four.





DINING LIVING KITCHEN

33' 10" x 16' 6" (10.31m x 5.03m)

There are delightful units at both the high and low level with a vast array of in built appliances including high quality dishwasher, four ring gas hob with extractor fan above, integrated stainless steel and glazed fronted Neff oven and microwave, housing point for large fridge freezer, inset spotlighting to the ceiling, one and a half bowl Franke sink with waste disposal and stylish mixer taps over, trash drawer and last but by no means least, an Aga with the usual warming ovens and twin chrome topped hot plates. A doorway leads to a lobby from which a doorway to the secondary staircase and a doorway across the lobby gives access to a large utility room.



UTILITY ROOM

14' 4" x 8' 10" (4.37m x 2.69m)

This is a stunning room with wonderful views, a huge amount of in built cupboards, drawers, work surfaces and there is also a stainless steel sink unit, two in built fridge freezers, plumbing for an automatic washing machine and space for a dryer. The room is also fitted with a creel to the ceiling, extractor fan, and inset spotlighting.



DOWNSTAIRS W.C

From the hallway, a doorway gives access to the downstairs W.C. This is fitted to a high standard and has a continuation of the beautiful parquet flooring. The downstairs W.C comprises of a low level W.C with stylish wash hand basin and circular high specification bowl, wall mounted taps, inset spotlighting to the ceiling, and extractor fan.

CLOAK ROOM

11' 3" x 9' 0" (3.43m x 2.74m)

Once again, of a very good size and well appointed. A doorway from the hallway also gives access through to the second sitting room/study.



SECONDARY SITTING ROOM/STUDY

20' 0" x 16' 6" (6.10m x 5.03m)

An interestingly shaped room, beautifully presented with stylish windows, inset spotlighting to the ceiling, a huge amount of attractive display shelving and storage cupboards.

FIRST FLOOR LANDING

As previously mentioned, the beautiful staircase rises up to the first floor landing. This takes full effect once again of the stunning windows, there is a huge chandelier point over the hallway area, inset spotlighting to the ceiling and further windows to the first floor landing area. High quality oak doors which can be found throughout the home gives access through to bedroom one.

BEDROOM ONE

17' 6" x 12' 0" (5.33m x 3.66m)

A beautiful double room with windows to three sides, giving a huge amount of natural light and stunning views out over the property's gardens and rural scene beyond. There is a central ceiling light point and high quality in built robes. A doorway leads through to the particularly beautiful en-suite.



BEDROOM ONE EN-SUITE

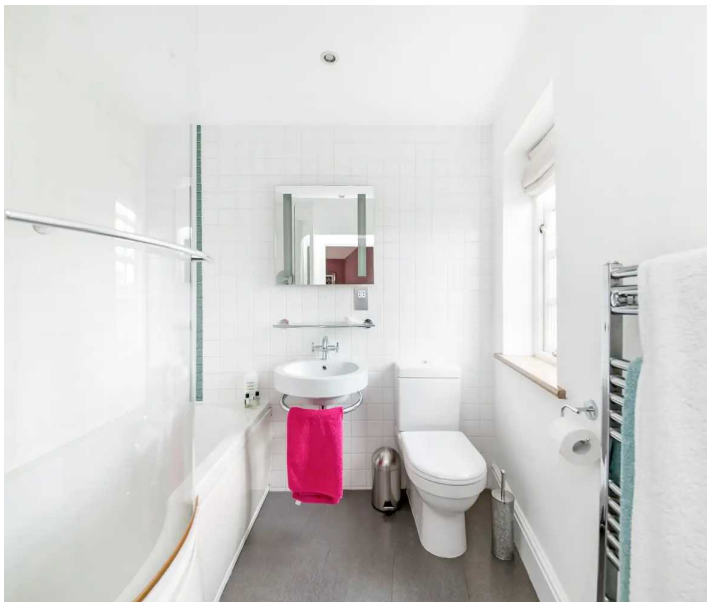
Stylishly presented, the en-suite has a high quality shower, wall mounted W.C, stylish circular wash hand basin on a delightful vanity unit with mirror, shaver socket and wall mounted taps, double ended bath with Grohe fittings, and good sized storage cupboard, inset spotlighting to the ceiling and window giving a lovely view. The room also has a chrome heated towel rail, and a further central heating radiator.





BEDROOM TWO

Across the landing, a doorway leads through to bedroom two. Yet again, a stunning bedroom with beautiful, polished timber boarded floor, windows to two sides giving stunning views out over the gardens and beyond, high quality décor, in built robes, dressing table/desk, display shelving and cupboard and doorway through to a beautifully fitted en-suite.



BEDROOM TWO EN-SUITE

With shaped bath with shower over, wall mounted stylish wash hand basin with mirror, light, and shaver socket over, W.C and lovely long distance view, attractive flooring, inset spotlighting to the ceiling, extractor fan, and chrome central heating radiator/towel rail.



BEDROOM THREE

15' 8" x 11' 8" (4.78m x 3.56m)

Yet again, a lovely double bedroom. This double bedroom has a stunning outlook and long distance views to the side, a huge amount of wardrobes running the full length of the room, and features a delightful en-suite.

BEDROOM THREE EN-SUITE

Beautifully fitted, slipper style claw feet bath, chrome taps, low level W.C and pedestal wash hand basin, fabulous tiling to the floor and walls, inset spotlighting to the ceiling, shaver socket, extractor fan, and central heating radiator.





BEDROOM FOUR

18' 4" x 8' 5" (5.59m x 2.56m)

Yet again, a lovely double room with a delightful rural aspect, large in built cupboard/wardrobe, tasteful décor, twin ceiling light points.

BEDROOM FOUR EN-SUITE

Once again, with high quality flooring and tiling to the full ceiling height, extractor fan, inset spotlighting, delightful wash hand basin with Grohe taps, low level W.C., fixed glazed screen shower with high quality fittings, shaver socket and all in finished off to a high standard.



BEDROOM FIVE

23' 0" x 15' 10" (7.00m x 4.83m)

Once again, a delightful room of an interesting shape. Attractive polished flooring, six windows in total, the sixth window being circular giving a large amount of natural light and lovely views out over the gardens and views beyond. The room has in built furniture including dressing table/desk, display shelving, cupboard wardrobe, two ceiling light points, inset spotlighting and a doorway leads through to the en-suite.

BEDROOM FIVE EN-SUITE

Once again, fitted to a particularly high standard with low level W.C, wall mounted stylish wash hand basin with mirror, light, and shaver socket over, fixed glazed screen shower, chrome heated towel rail, window giving a lovely view, ceramic tiling to the full ceiling height, inset spotlighting and extractor fan.

SECONDARY STAIRCASE

As the floor layout plan also indicates, the home is fitted with a secondary staircase which leads from the first floor landing down to the lobby as previously described giving direct access to the dining living kitchen or the utility room.





OUTSIDE

Occupying a remarkable and particularly beautiful location, The Holt enjoys approximately two and a half acres of gardens, grounds, and field. It sits on the edge of this much admired small village and has a delightful gateway with attractive stone walling that leads through to the impressive, predominantly stone flagged driveway that leads down to a delightful courtyard setting where the outbuildings and detached barn form a particularly pleasing approach. The outbuildings comprise of garage four/tractor garage/tack room, stable with stable style door, particularly pleasing stone flags and cobbles, original internal divide with large timber gate with iron work, stables are still fitted with many brackets and the like for saddles and tack and there is hay and feed troughs in place. Adjoining there is a further store, which is of a good size.



PRINCIPAL GARAGES

GARAGE ONE

17' 8" x 12' 3" (5.38m x 3.73m)

All with attractive doors, garage one is of a particularly good size and is very broad and has original stone flagged style flooring.

GARAGE TWO

22' 3" x 11' 2" (6.79m x 3.40m)

Garage two is exceptionally long and houses the largest of cars. Once again, it has stone flagged flooring.

GARAGE THREE

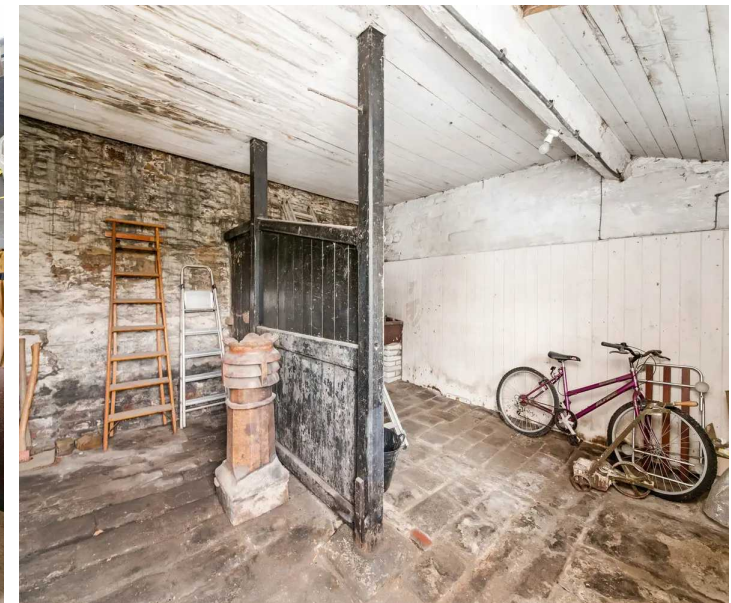
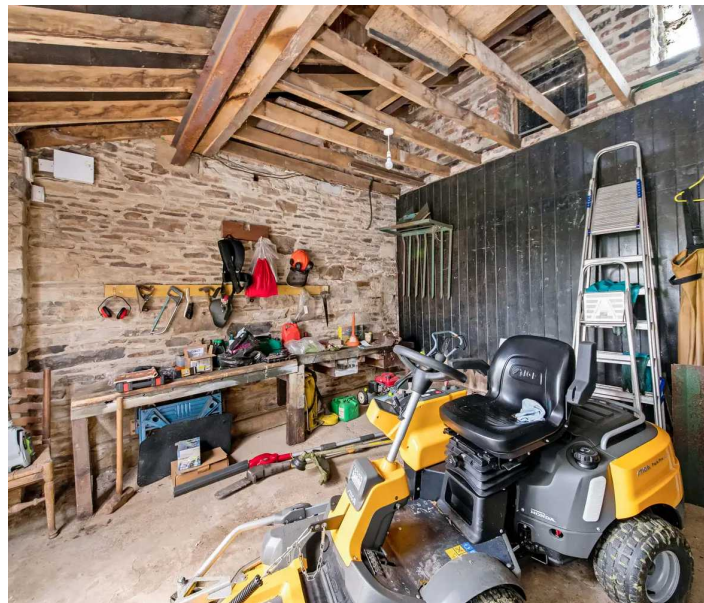
18' 6" x 12' 0" (5.64m x 3.65m)

With twin doors once again, of a good size.

WORKSHOP

16' 10" x 8' 5" (5.13m x 2.56m)

The workshop has doors to both the front and rear and is fitted with original stone flagged flooring, it has exposed stone walls similar to the garages and is fitted out as a potting shed. A doorway and window overlooks one of the gardens.





SUMMER HOUSE

19' 0" x 7' 2" (5.80m x 2.19m)

Adjoining the barn is a summer house, with full glazing to the front and window to the side, this has a fabulous stone floor and enjoys a gorgeous view out over the gardens, land, and valley scene beyond.

STUDIO

40' 1" x 17' 0" (12.22m x 5.18m)

At the first floor level, there is the enormous studio this is accessed via an external door. The room is as the photographs suggest, a very versatile open space. It has three very large windows, high quality flooring and has been used for a variety of purposes including general/family play space, home office area and is suitable for large gym, cinema room etc. Glazed doors lead out to a gymnasium balcony, this balcony as the photographs suggest is particularly pleasing and gives a lovely view across the valley.



SECONDARY DRIVEWAY

The home also has a secondary driveway off the main entrance gates giving access round to the land/field at the rear including the former tennis court.

GARDENS

The land and gardens and have been exceptionally well tended by the vendors over the years and truly must be seen to be fully appreciated. The mature trees and shrubbery are exceptional and delightful garden areas are a credit to the owners and a credit to the delightful sunny and sheltered location, enjoying a South Westerly aspect. The lawns are well maintained and of a particularly good size, there are delightful ponds with a fully functioning cascade joining the two ponds, meandering pathways, a delightful well and terrace being stone flagged, accessed immediately from the dining living kitchen and from the sitting room with wonderful views out over the enclosed rose garden and superb views down the gardens with views out over the upper and lower ponds.

ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, double glazing, CCTV and an alarm system. Carpets, curtains, and certain other available extras may be available via separate negotiation.





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurement if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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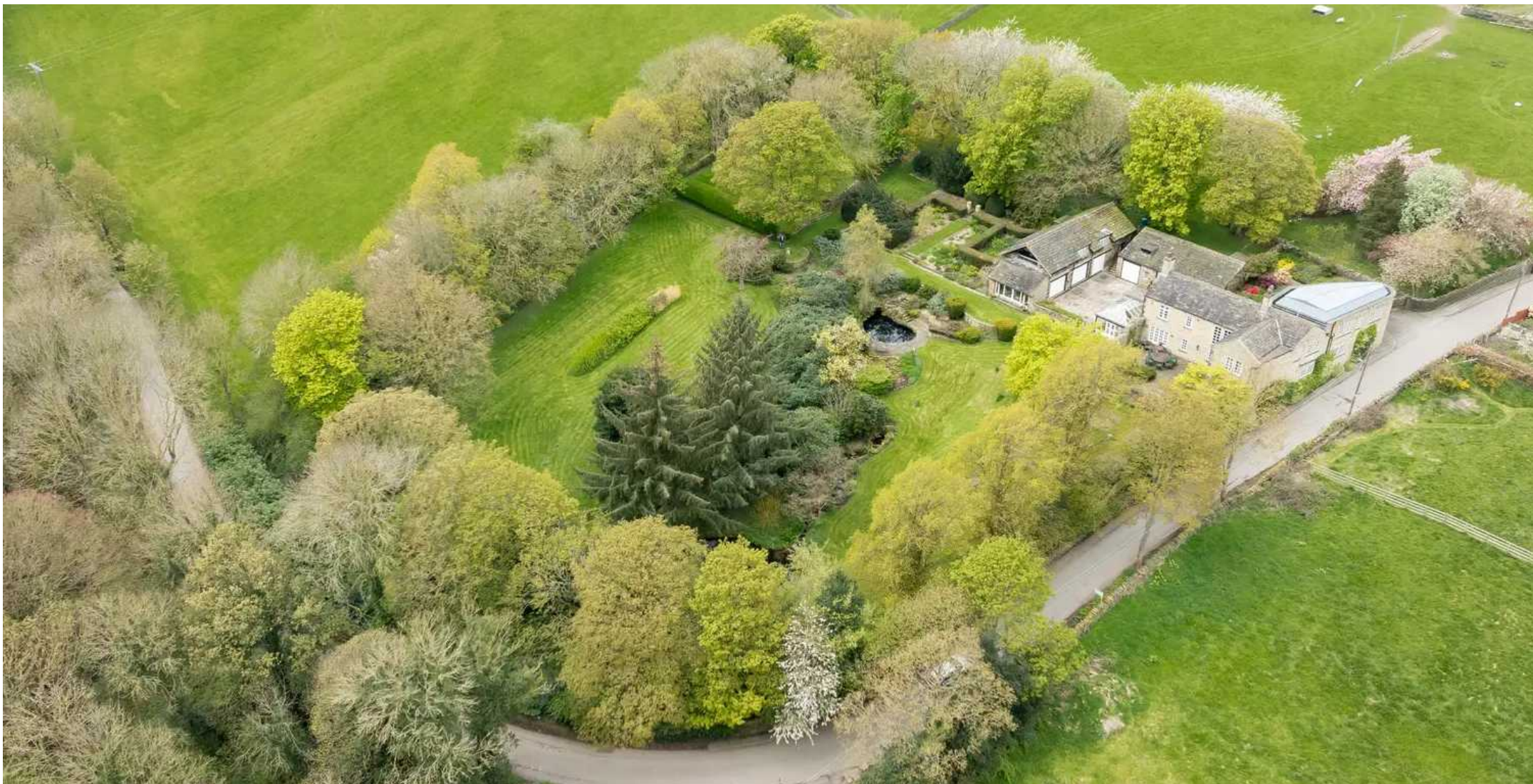
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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